

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
05-110-012-00	108 N NEWTON ST	06/29/2023	\$29,500	WD	03-ARM'S LENGTH	\$29,500	\$15,100
05-106-004-00	213 N NEWTON ST	09/20/2023	\$22,500	PTA	03-ARM'S LENGTH	\$22,500	\$8,500
12-036-001-10	6667 N STATE RD	05/02/24	\$589,100	WD	03-ARM'S LENGTH	\$589,100	\$267,300
13-019-011-10	8071 N LUMBERJACK RD	02/16/24	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$27,000
43-100-139-00	113 S ROBINSON ST	03/24/2023	\$28,500	WD	03-ARM'S LENGTH	\$28,500	\$7,600
43-100-063-50	203 S MORSE ST	06/07/2023	\$25,000	WD	03-ARM'S LENGTH	\$25,000	\$14,300
02-019-020-00	911 E MONROE	05/16/2023	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$129,000
15-017-001-00	8458 S ROMNEY RD	12/27/2023	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$54,100
<b>Totals:</b>			<b>\$1,154,600</b>			<b>\$1,154,600</b>	<b>\$522,900</b>
							Sale. Ratio =>
							Std. Dev. =>

NEWARK COMMERCIAL LAND FIRST ACRE AT \$22,000, 5 ACRES AT \$40,000 50 ACRES AT \$250,000

Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
51.19	\$30,432	\$256	\$1,188	0.05	#DIV/0!	\$4,741	\$0.11
37.78	\$17,452	\$7,446	\$2,398	0.11	#DIV/0!	\$68,312	\$1.57
45.37	\$556,473	\$108,526	\$75,899	4.96		\$21,880	
20.77	\$69,872	\$105,580	\$45,452	3.24		\$32,586	
26.67	\$19,122	\$12,040	\$2,662	0.12	\$301	\$99,504	\$2.28
57.20	\$29,004	\$396	\$4,400	0.20	#DIV/0!	\$1,980	\$0.05
61.43	\$225,278	\$28,803	\$44,081	3.00		\$9,601	\$0.22
45.08	\$120,000	\$120,000	\$66,500	19.00	#DIV/0!	\$6,316	\$0.14
	\$1,067,633	\$383,047	\$242,580	30.68			
45.29			Average	range		Average	
14.17			per FF=>	11.74		per SqFt=>	\$0.00

Actual Front	ECF Area	Liber/Page	Land Table	Gravel	Paved	Inspected Date	Class
0.00	'2000	2023R-01175	2001 COMM	0	1	06/24/2013	201
0.00	'2000		2001 COMM	0	1	06/20/2013	201
40.00	'2000	1117-0544	2001 COMM	0	1	07/12/2013	201
0.00	'2000	2023R-00864	2001 COMM	0	1	01/15/2019	201
0.00	'1000		AG #1 SEC 5-6-7-8	0	0	NOT INSPECTED	201

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